

**CITY OF GREENSBORO
HISTORIC DISTRICT PROGRAM**

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

LOCATION

833 North Elm Street, Greensboro, NC

Street Address Where Work Will Be Undertaken

APPLICANT

Junior League of Greensboro, NC, Inc.

Last Name

First Name

MI

ADDRESS

220 State Street

Number

Street

Greensboro, NC

27408

City

State

Zip

President - Tiffany Franks 272-7102 ext. 373 frankst@gboro.college.edu

CONTACT INFO. Daniela Helms 370-4333 danielahelms@triad.rr.com

275-0677

President - Elect

Daytime Phone No.

Email

Fax

PROPERTY OWNER

Fabrikant Mary

Last Name

First Name

MI

ADDRESS

260 S. Locust Street

Number

Street

Denver, CO

8022 - 4105

City

State

Zip

APPLICANT'S SIGNATURE

Daniela Helms

Signature

Mail or Fax Application To

Department of Housing and Community Development

City of Greensboro

PO Box 3136

Greensboro, NC 27402-3136

Fax: 336-412-6315 Phone: 336-373-2349

FOR OFFICE USE ONLY

Date Received 3-15-06

Application # 749

ACTION

☐ Approved

☐ Approved with Conditions

☐ Denied

☐ Withdrawn

☐ COA Not Required

☐ Staff Approval

DATE





Proposed Ramp, Steps and Door (Carl Myatt 274-3554):

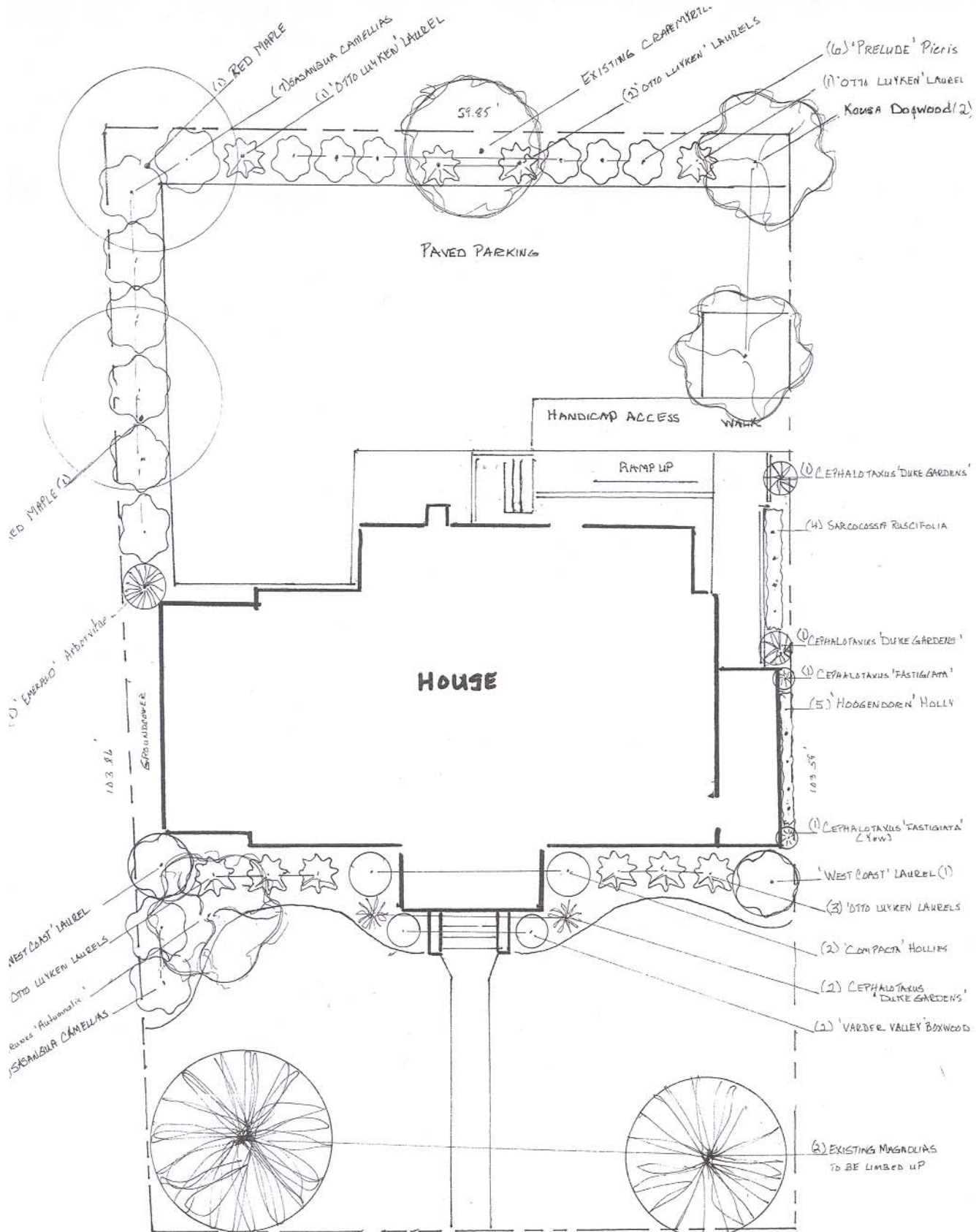
1. The residence at 833 North Elm Street is being considered by the Junior League as their new offices. It is now zoned GO-M which allows office use. A special exception reduction for parking from 8 required to 3, the removal of a tree in the proposed parking area, and the removal of an accessory building was approved by the Commission at its February 22, 2006 meeting.
2. Under the North Carolina ADA standards, an office building must have handicap accessibility. This request is to consider approval of a ramp & stair located to the rear of the property and on the Hendrix Street side. The ramp would be located off the handicap parking access space in the rear parking area.
3. Although part of the ramp is in the street or side setback area, it is allowed under the City of Greensboro Zoning Ordinance as long as the landing does not exceed 5' in any direction.
4. The ramp and steps will be constructed of wood with 2"x2" wood pickets spaced 6" apart. The ramp will be 4'-6" wide allowing for a railing on each side of the interior of the ramp. Slope of the ramp does not exceed the allowed 1' in 12'. All surfaces will be painted white except the ramp deck which will be treated wood and left natural.
5. The ramp ends at the side porch on Hendrix Street. No attachments will be made to the existing building so that the ramp can be removed in the future with little damage to the residence.
6. There was an existing pair of doors, with a transom above, on the porch. This opening has been sealed and covered with stucco on the outside. The old opening is visible where the stucco materials were joined. It is proposed to install a new single door with transom to match the existing door/transom on the front of the house. A single door works better than a double door since the flow of exiting would be toward the ramp. The old closed opening is approximately 5'-8" wide and 8'-7" high. The 5'-8" width would indicate that the pair of doors were smaller than 3' each. Accessible doors must be 34" clear which means a pair of doors would not work.

Additional Repairs per Structural Engineer's Report:

1. Cement steps at the front door porch are 'sinking' and pushing against the basement foundation wall. They will be replaced to match existing.
2. There are cracks in the exterior stucco primarily around windows, doors and at the corners of the house and will need to be repaired to match existing stucco.
3. Some gutter repairs will need to be made to match existing.

Landscape Plan (Alexa Aycock- 288-1547):

1. Landscape plan submitted illustrates suggested plantings.
2. Letter from Davey Tree Arborist Bret Robertson regarding silver maple at front right corner of house. Recommendation is that due to extensive rot and disease the tree is a hazard and should be removed.



N. ELM STREET

JUNIOR LEAGUE OF GREENSBORO, INC.

POTENTIAL HEADQUARTERS

833 N. ELM STREET

GREENSBORO, NC 27401



1/8" = 1.0'



THE GARDEN COLLECTION LLC

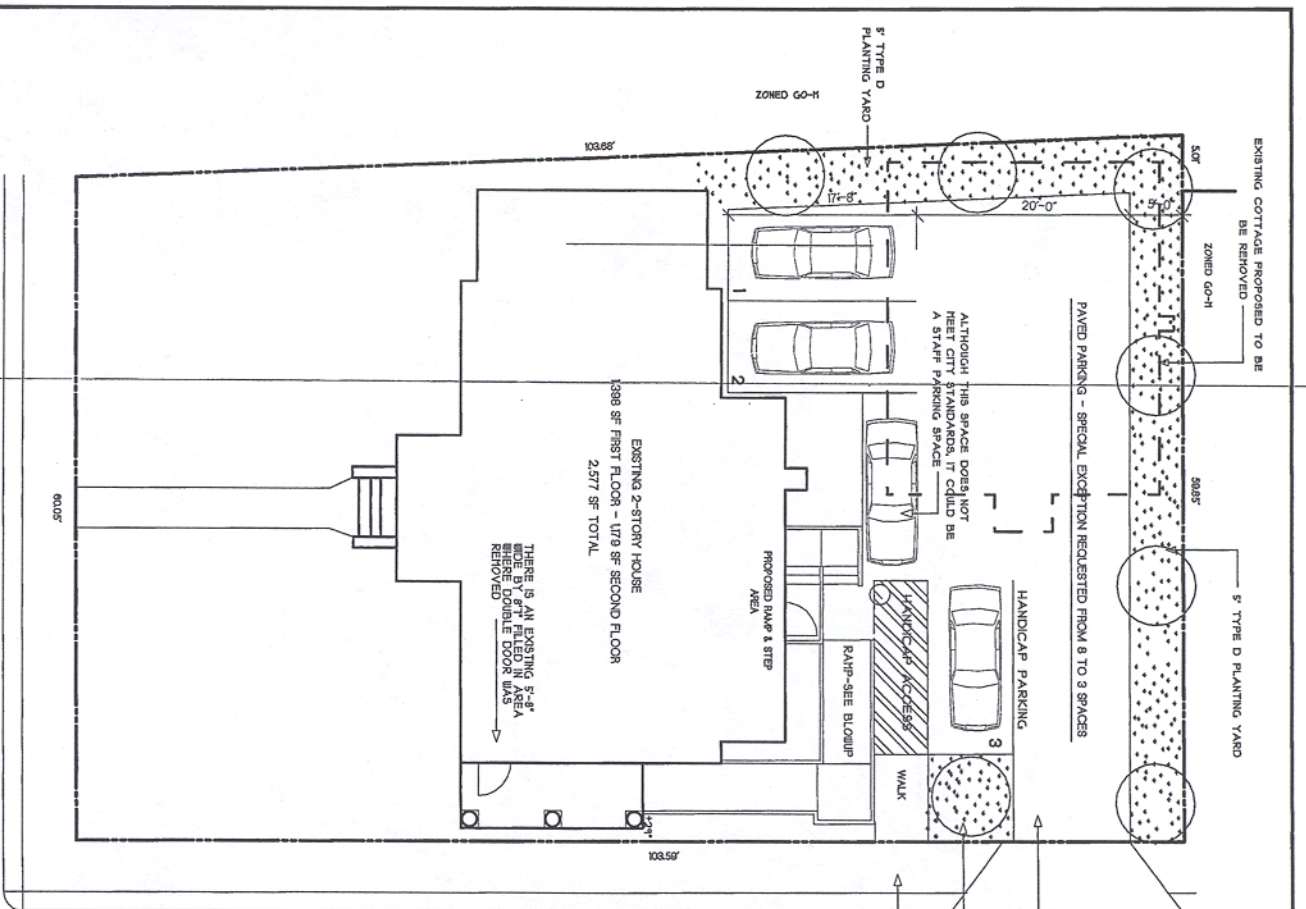
ALEXA S. AYCOCK

2812 ST REGIS RD.

GREENSBORO, NC 27408

288-1547

MARCH 14, 2006



SITE PLAN

1/4" = 1'-0"

BUILDING CODE & ZONING SUMMARY

MINIMUM REQUIREMENTS

GO-M (GENERAL OFFICE MODERATE INTENSITY DISTRICT)

ZONING

SITE

0.149 ACRES +/-

SEE ADA NOTE BELOW

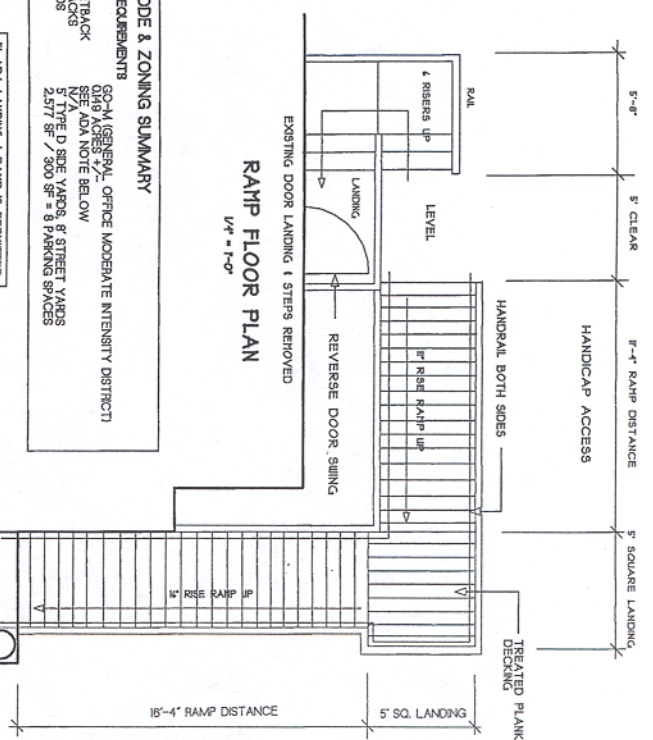
5' TYPE D SIDE YARDS, 8' STREET YARDS

2,577 SF / 300 SF = 8 PARKING SPACES

5' ADA LANDING & RAMP IS PERMITTED IN SETBACK AREAS

RAMP FLOOR PLAN

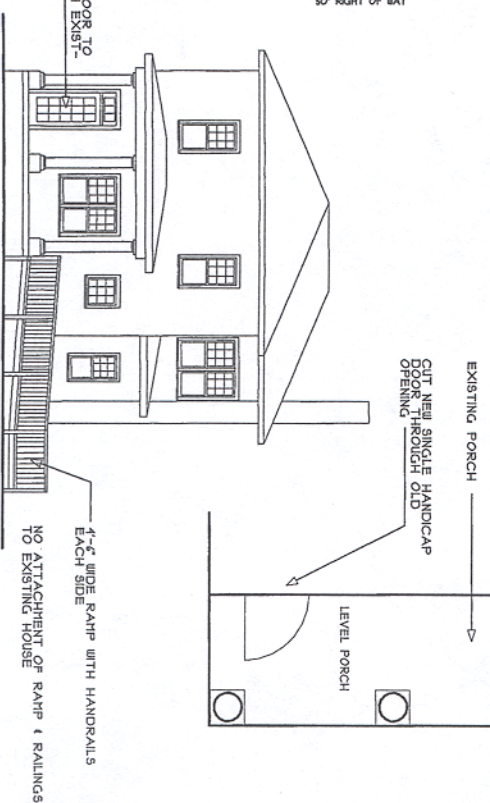
1/4" = 1'-0"



LOCAL STREET
EAST HENDRIX STREET
50' RIGHT OF WAY

HENDRIX STREET ELEVATION

1/4" = 1'-0"



SCHEMATIC RAMP PLAN Fabrikant Property

833 NORTH ELM STREET

GREENSBORO, NORTH CAROLINA

CARL MYATT ARCHITECT

MEMBER AMERICAN INSTITUTE OF ARCHITECTS
Eleven Eleven West Friendly Avenue
Greensboro, NC 27401 / 336-274-3554

DATE 2-2-2004

REVISIONS

3-11-2004

Project No. 0038

Owner: Fabrikant

Drawn By: C. Myatt

A-1

OF 1

THE GREENSBORO HISTORIC PRESERVATION COMMISSION APPROVED THE 3 APPLICATION REQUESTS AT THE FEBRUARY 22, 2006 MEETING. THE COMMISSION REQUESTED THAT A DETAILED LANDSCAPING PLAN BE BROUGHT TO THE NEXT COMMISSIONERS MEETING FOR REVIEW.

